

135.0

0001

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

879,400 / 879,400

USE VALUE:

879,400 / 879,400

ASSESSED:

879,400 / 879,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City	
53		SPRING ST, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1:	ENOS NANCY J & JOHN M
Owner 2:	
Owner 3:	

Street 1: 53 SPRING ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 8,927 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Wood Shingle Exterior and 1660 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8927		Sq. Ft.	Site		0	80.	0.77	9									550,246						550,200	

IN PROCESS APPRAISAL SUMMARY						Legal Description			User Acct	
101	8927.000	322,000	7,200	550,200	879,400				86631	
Total Card	0.205	322,000	7,200	550,200	879,400	Entered Lot Size			GIS Ref	
Total Parcel	0.205	322,000	7,200	550,200	879,400	Total Land:			GIS Ref	
Source:	Market Adj Cost	Total Value per SQ unit /Card:			529.76	/Parcel: 529.7			Insp Date	

Total Card	0.205	322,000	7,200	550,200	879,400	Entered Lot Size			09/30/17	
Total Parcel	0.205	322,000	7,200	550,200	879,400	Total Land:				
Source:	Market Adj Cost	Total Value per SQ unit /Card:			529.76	/Parcel: 529.7				

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	322,100	7200	8,927.	550,200	879,500	879,500	Year End Roll	12/18/2019
2019	101	FV	246,200	7500	8,927.	515,900	769,600	769,600	Year End Roll	1/3/2019
2018	101	FV	246,200	7500	8,927.	426,400	680,100	680,100	Year End Roll	12/20/2017
2017	101	FV	246,200	7500	8,927.	392,100	645,800	645,800	Year End Roll	1/3/2017
2016	101	FV	246,200	7500	8,927.	357,700	611,400	611,400	Year End	1/4/2016
2015	101	FV	240,200	7700	8,927.	350,800	598,700	598,700	Year End Roll	12/11/2014
2014	101	FV	240,200	7700	8,927.	326,000	573,900	573,900	Year End Roll	12/16/2013
2013	101	FV	240,200	7700	8,927.	310,200	558,100	558,100		12/13/2012

Parcel ID 135.0-0001-0002.0

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLAHERTY WALTRA	26093-542		2/29/1996		230,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
9/30/2017		TTL REFUSAL							HS			Hanne S											
5/6/2009		Inspected							372			PATRIOT											
2/5/2009		Measured							372			PATRIOT											
12/1/1999		Mailer Sent																					
11/2/1999		Measured							256			PATRIOT											
1/1/1982									CM														

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	- Colonial			Full Bath: 1	Rating: Average			uat unf bsmnt sink shower stall.									
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average												
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:												
Sec Wall:				OthrFix: 2	Rating: Fair												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1									
Color: TAN				A Kits:	Rating:												
View / Desir:				Fppl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C	- Average			CONDOS INFORMATION													
Year Blt: 1935	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct:	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond: GD	- Good			18.	%	Exterior:	No Unit	RMS	BRS	FL			
Prim Int Wall:	1 - Drywall			Functional:					%	Interior:	1	7	4	M			
Sec Int Wall:				Economic: L	- Location			5.0	%	Additions:							
Partition: T	- Typical			Special:					%	Kitchen:							
Prim Floors: 3	- Hardwood			Override:					%	Baths:							
Sec Floors:				Total:	22.67				%	Plumbing:							
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES				Totals					
Subfloor:				Basic \$ / SQ:	125.00			Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar: 1				Size Adj.: 1.28253007													
Electric: 3	- Typical			Const Adj.: 0.98990101													
Insulation: 2	- Typical			Adj \$ / SQ: 158.697													
Int vs Ext: S				Other Features: 82100													
Heat Fuel: 1	- Oil			Grade Factor: 1.00													
Heat Type: 5	- Steam			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 416415													
% Com Wall	% Sprinkled:			Depreciation: 94401													
				Deprecated Total: 322014													
MOBILE HOME				Make:				Serial #:				Year:	Color:				
SPEC FEATURES/YARD ITEMS				PARCEL ID 135.0-0001-0002.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
8	Pool A-O	D	Y	1	10X24	A	AV	1990	38.80	T	23.2	101			7,200		7,200
More: N	Total Yard Items:	7,200		Total Special Features:			Total:	7,200									